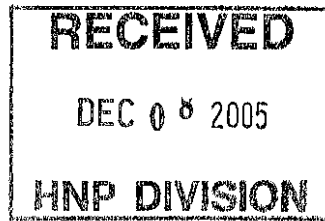
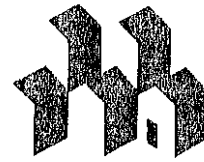


2 FELIX



Mid-Peninsula Housing Coalition

303 Vintage Park Drive, Suite 250
Foster City, California 94404
Tel: [650] 356-2900
Fax: [650] 357-9766
email: midpen@midpen-housing.org
Web: www.midpen-housing.org

December 8, 2005

Kim Duncan, Planner
City of Milpitas
455 East Calaveras Boulevard
Milpitas, CA 95505

Re: DeVries Home Renovation at 163 North Main Street

Dear Ms. Duncan:

The Smith-DeVries Home (built 1915) is to be relocated and renovated at 163 North Main Street per the DeVries Place project proposal presented to the Planning Commission on July 27, 2005 and to the City Council on August 16, 2005 ("S" Zone No. SZ2005-6, use Permit No. UP2005-13, PJ #3192)). Per the request of Council at that time, we are presenting additional details regarding the building renovation plans as developed through the Design Development phase of the project. As previously presented, the developer's intent is to preserve the Smith-DeVries Home in its current Prairie style to the greatest extent possible within the overall DeVries Place project design, while providing much-needed structural and seismic upgrades and modernizing the living space.

Attached please find the following drawings, prepared by Rothschild Schwartz architects (RSa), which represent selections from the design work through the Design Development phase:

0. Title Sheet
1. 1st Floor Demolition Plan
2. 2nd Floor Demolition Plan
3. Roof Demolition Plan
4. Basement Plan
5. First Floor Plan
6. Second Floor Plan
7. Roof Plan
8. Basement and 1st Floor Reflected Ceiling Plans
9. 2nd Floor Reflected Ceiling Plan
10. Exterior Elevation - East(all elevations show existing conditions and proposed)
11. Exterior Elevation - North
12. Exterior Elevation - West
13. Exterior Elevation - South
14. Interior Elevations for Ground Floor
15. Interior Elevations for Ground Floor
16. Interior Elevations for Ground Floor
17. Interior Elevations for Ground Floor
18. Enlarged WC Plans and Elevations
19. Stair Plans and Sections
20. Finish and Materials Schedule
21. Fixtures, Fittings, and Accessories Schedule
22. Door Schedule
23. Window Schedule



Proposed Building Use and Program Summary

The renovated Home is to incorporate common uses on the ground floor and three 1-bedroom rental units on the second floor. On the ground floor, the program includes the preservation of the existing house entry sequence. The dining room, front entry, and living room will remain in their existing configurations. The existing sunroom will remain, and the family room will remain. The back of the House – which currently includes a kitchen, second foyer off of the north side porch, bathroom, mudroom, and a separately accessed studio apartment – will be reconfigured to incorporate a new entry/foyer for residents passing to and from the new building, a new kitchen, 2 new ADA accessible bathrooms, and an office for the Services Coordinator.

The existing second floor will be reconfigured to incorporate three 1-bedroom units, each with a full kitchen and bathroom, that will be of an average size of 500 square feet (gross). A second staircase connecting the existing kitchen and the second floor will be removed.

Summary of Building Improvements

The renovations to the Smith-DeVries Home include improvements to the substructure, building shell, interiors, utility services, and equipment and furnishings. These seek to preserve and refurbish the residence's façade while allowing for contemporary function and use.

The entire Home will be brought up to comply with current building codes as per UBC 1994 and CBC State Historical Building Code (SHBC). This includes a new foundation and vertical as well as lateral (seismic) loads. The home will receive a new roof, new foundation waterproofing, and new perimeter insulation throughout.

Additional details are provided below, by location/type:

Substructure: A new foundation will be poured.

Shell: The existing wood framing will be reinforced and upgraded for seismic stability. New insulation will be provided. A new roof will be provided. Exterior windows and doors will be repaired or replaced where missing or damaged beyond repair. A new colored glass window will accent the west entry. The existing skylight will be refurbished. All exterior stucco will be replaced with new stucco to match the damaged original. The exterior trim and stucco will be painted white.

Living Room, Dining Room, and Front Entry Interior: Existing floors, walls, ceilings, stair, windows, doors and decorative features will be preserved, repaired, and refinished. Recent, non-original additions will be removed.

Back Entry Interior: New wood flooring will be provided to match the Front Entry.

Front Stair Interior: This will be refurbished and refinished, then covered with a carpet runner.

Other Interior First Floor Spaces: These will be refurbished and refinished.

Second Floor Interior: Existing work is to be removed, with new stud partitions added in the new configuration.

Basement Interior: A new partial-basement will be established to house the furnaces, water heaters, and sump pump for the building.

Services: All new electrical system will be provided. All new plumbing piping and fixtures will be provided. Common areas will be heated by a new gas fired forced hot air heating system. Living

units upstairs will be provided with individual heating and cooling systems. An automatic fire sprinkler system and fire extinguishers will be provided per code.

Equipment and Furnishings: Energy Star rated appliances will be provided for the living units and common kitchen. The downstairs common areas will be furnished.

Summary of Proposed Changes to Existing Exterior

The building program seeks to preserve the residence's façade while allowing for contemporary function and use. Below is an explanation of proposed changes to the exterior:

Front (East) Elevation: New wood planters will enclose an outdoor patio that will be fully accessible from the sunroom and living room. Currently, in this location there is a green concrete pad that is not ADA accessible from within the Home.

Side (North) Elevation: The existing stairs to the side porch will be replaced by an accessible sloped walkway. The porch will be located behind the proposed new security fence.

The existing hatch basement entrance on the West side of the Home will be replaced by a staircase entrance on the north side of the building.

Rear (West) Elevation: At the House rear, in the location of the existing rear stair entrance, a new entrance will be built in the style of the existing façade. This will be an at-grade entrance to facilitate smooth and at-grade ADA-compliant access by residents to and from the main building.

The stair entrance to the existing studio apartment will be eliminated. The area currently laid out as a small studio apartment will be incorporated into the main house and accessed off of the central entryway.

A covered walkway between the main building entry canopy and the rear entrance of the DeVries Home was initially proposed. However, additional research into the structural requirements for this element suggest that a covered walkway is not feasible. Instead, the connection between the two buildings will be reinforced by landscaping features.

Side (South) Elevation: The rehabilitated outdoor patio will be fully accessible from the sunroom and living room. Currently, in this location there is a green concrete pad that is not ADA accessible from within the Home. New freestanding wooden planters will enclose the front patio. Landscaping to define the rear patio entrance will also be provided.

Security Fence (South and East): A new security fence - made of ornamental iron, painted to be harmonious with the building design - will be built to secure the exterior of the property. This fence will abut the DeVries Home at the northeast side of the building, just behind the front porch, thus enclosing the front entrance of the property from North Main Street. The fence will continue from the southwest side of the building, off of the southwest corner of the sunroom, to the main building, thus enclosing the south side of the property from the shared driveway between the senior housing development and the neighbor to the south.

Dining Room and Other Previous Commitments to Council and PRCRC

Per the approved Façade Easement of the Disposition and Development Agreement, the Dining Room will be made available for use by Milpitas civic and non-profit groups. Interior details of the dining room, such as built-in cabinetry, will be maintained and repainted. The wood flooring will be restored, and a replacement for the broken leaded glass window provided. Existing conditions and/or historic photographs of the exterior and interior of the Home will be displayed in the dining room.

Members of the PRCRC will be invited to tour the Home upon completion. The PRCRC will also be provided with documentation of architectural information gathered during the home renovation process, including samples of finishes not currently apparent, such as wallpaper.

Introduction to Architects

Mid-Peninsula Housing has hired the architectural firm of Rothschild Schwartz architects, inc. (RSa), to update the Smith-DeVries Home. RSa, based in San Francisco, is dedicated to producing architectural solutions that adhere to the principals of universal design and respond to the social, cultural, economic and environmental concerns of both owners and end-users. Previous experience includes the Hotel Herald, a 72-unit affordable senior residence which included historic renovation, reprogramming and modernization. RSa is a certified Woman Business Enterprise (WBE).

Summary

The net effect of the proposed plans will be to preserve the Home in its current state, with minor modifications to allow for contemporary use and incorporation into the overall site plan for the DeVries Place affordable senior housing development.

Please contact me with any questions or comments at 650-356-2928 or mblitzer@midpen-housing.org.

Sincerely,

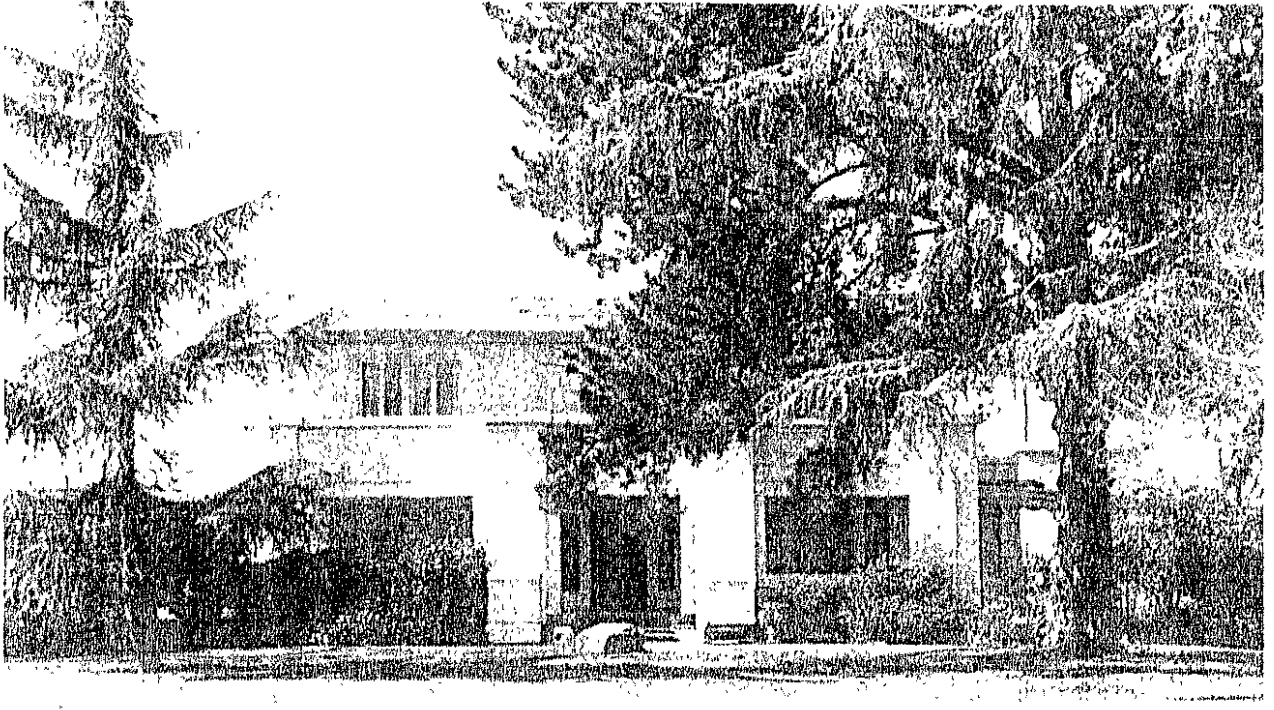


Mara Blitzer
Project Manager

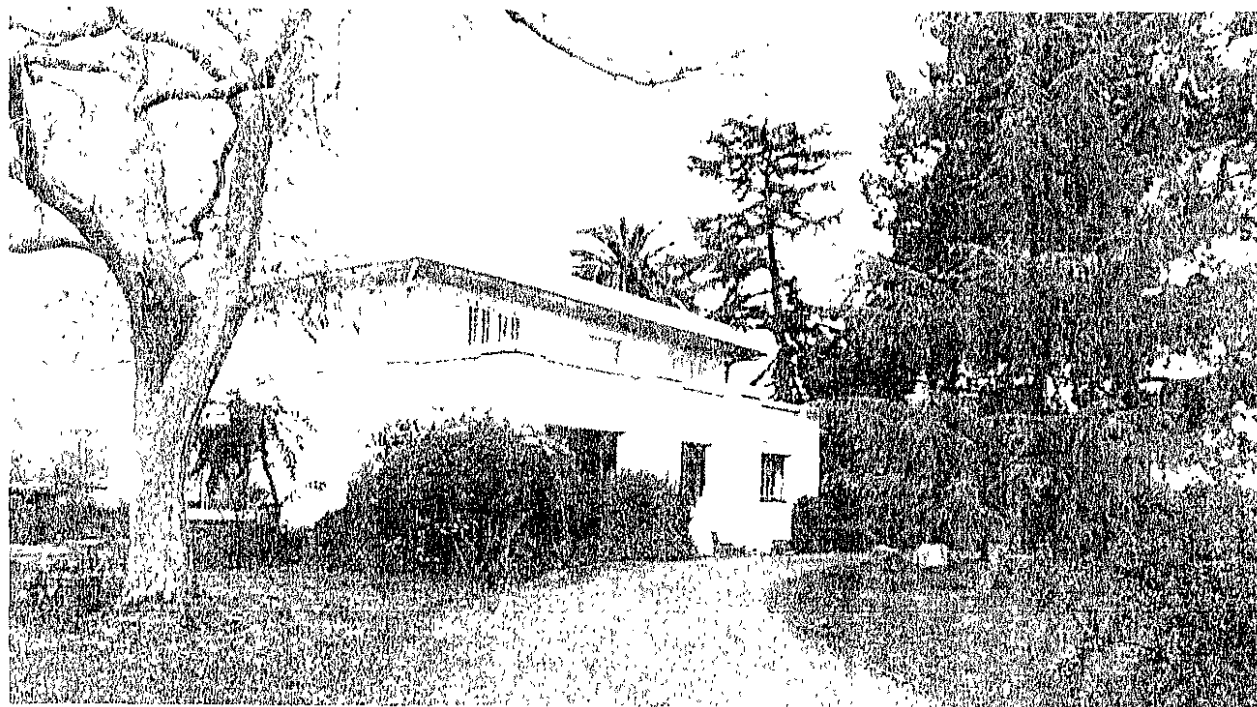
Copy: Felix Reliford, Principal Housing Planner ✓
Tom Williams, Planning Director
Reuben Schwartz, RSa
Jessica Rothschild, RSa
Richard Caldwell, HKIT
James Bartone, MPHC

Photographs

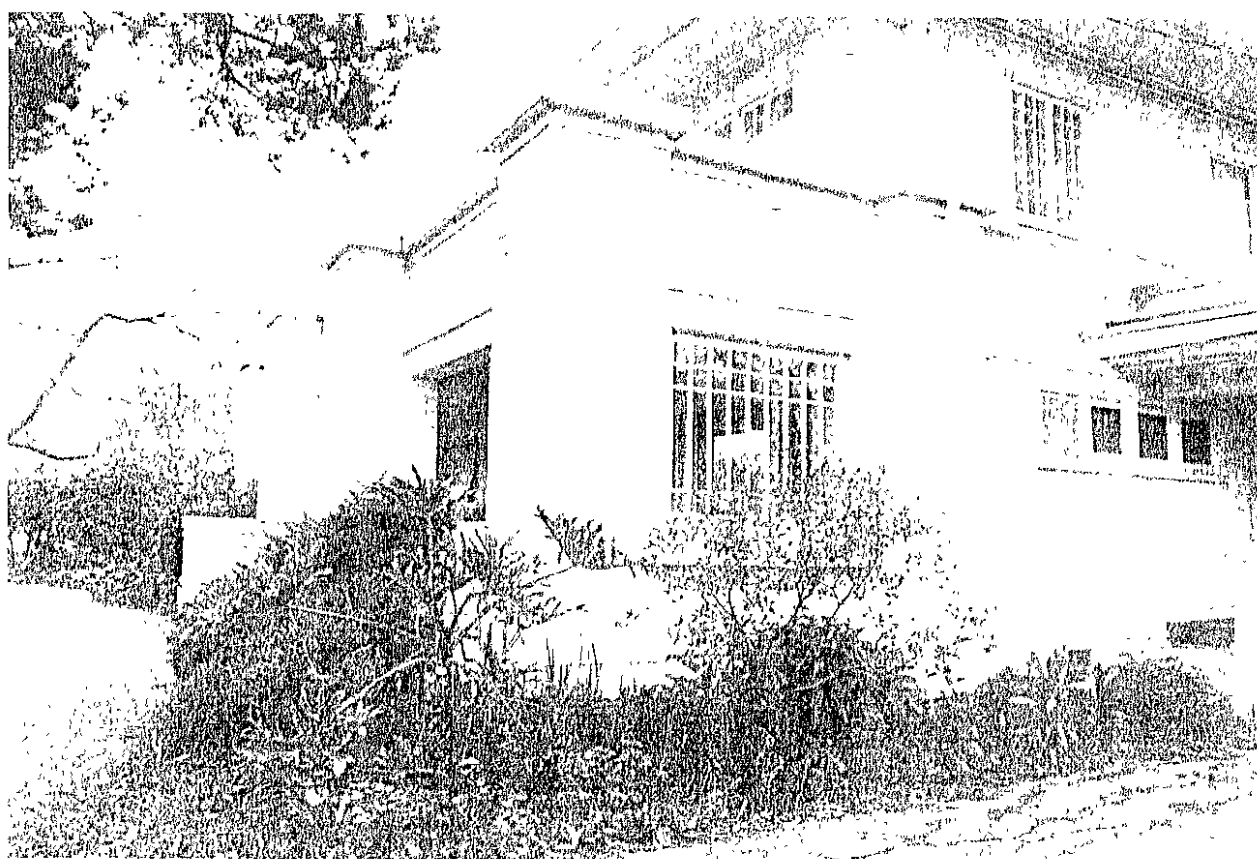
Please see the following photographs to demonstrate the existing condition of the home exterior.



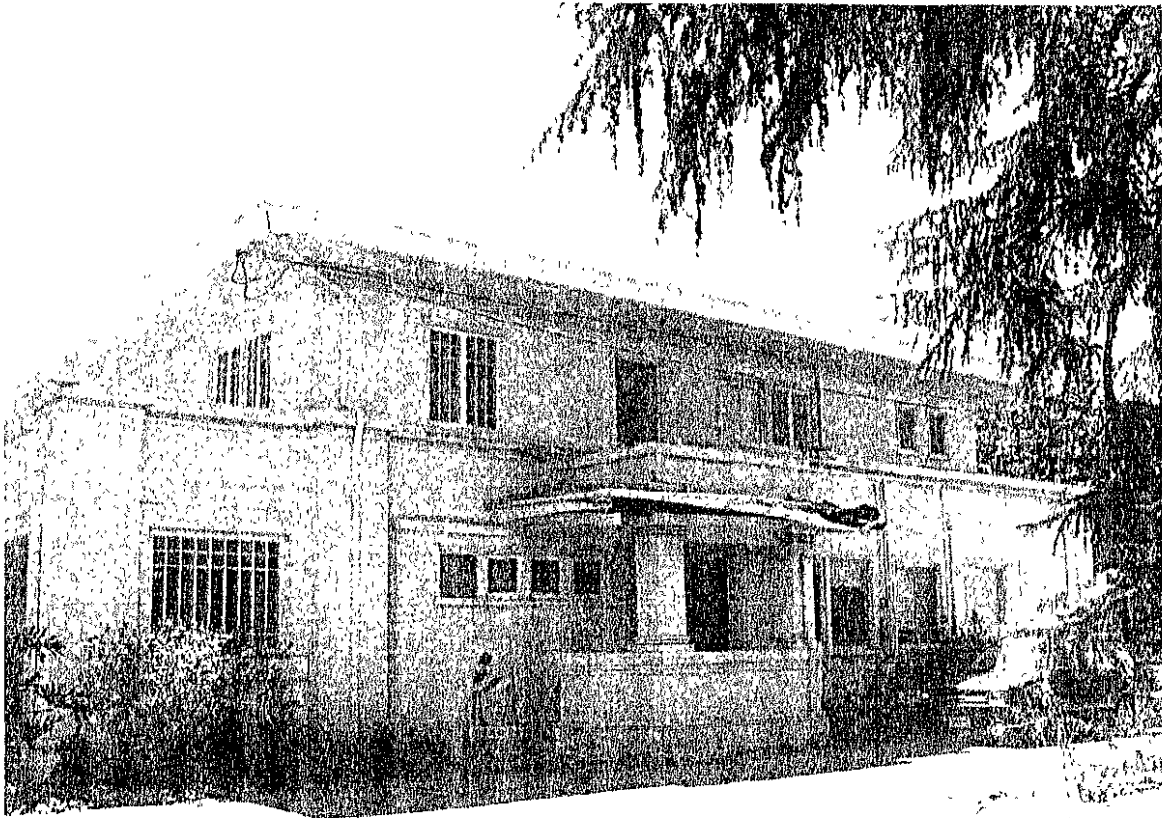
Front (east) elevation. - - - - -



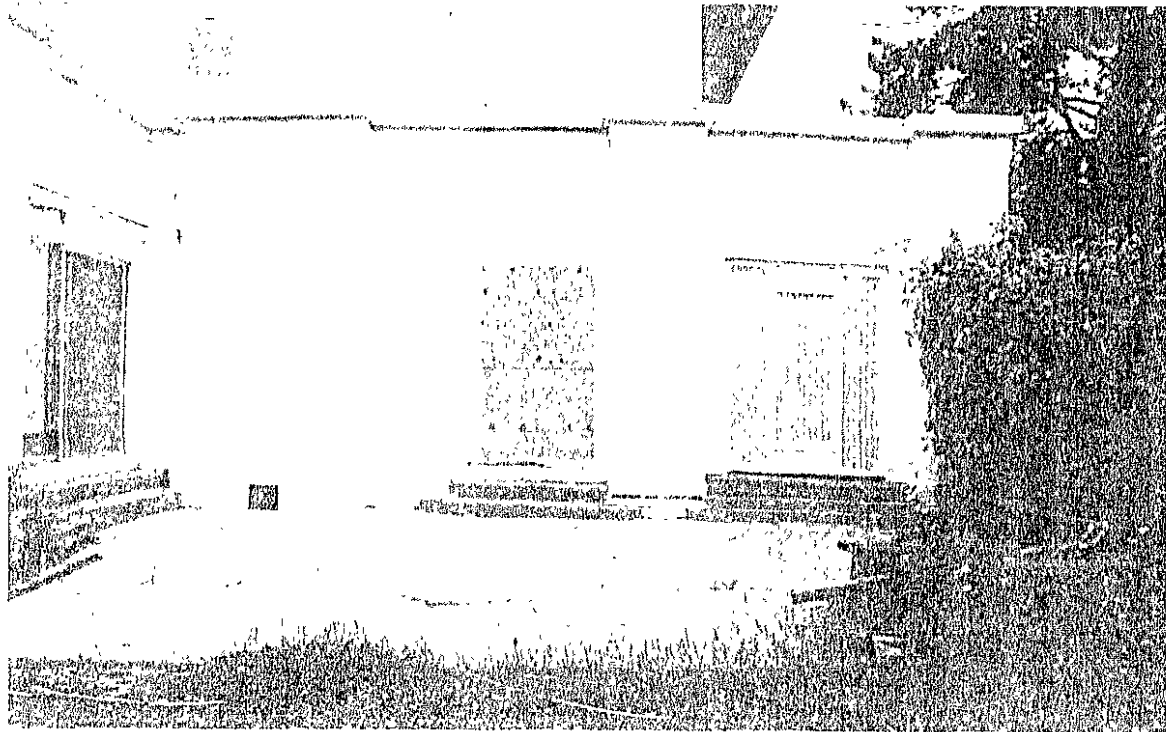
Front porch from south.



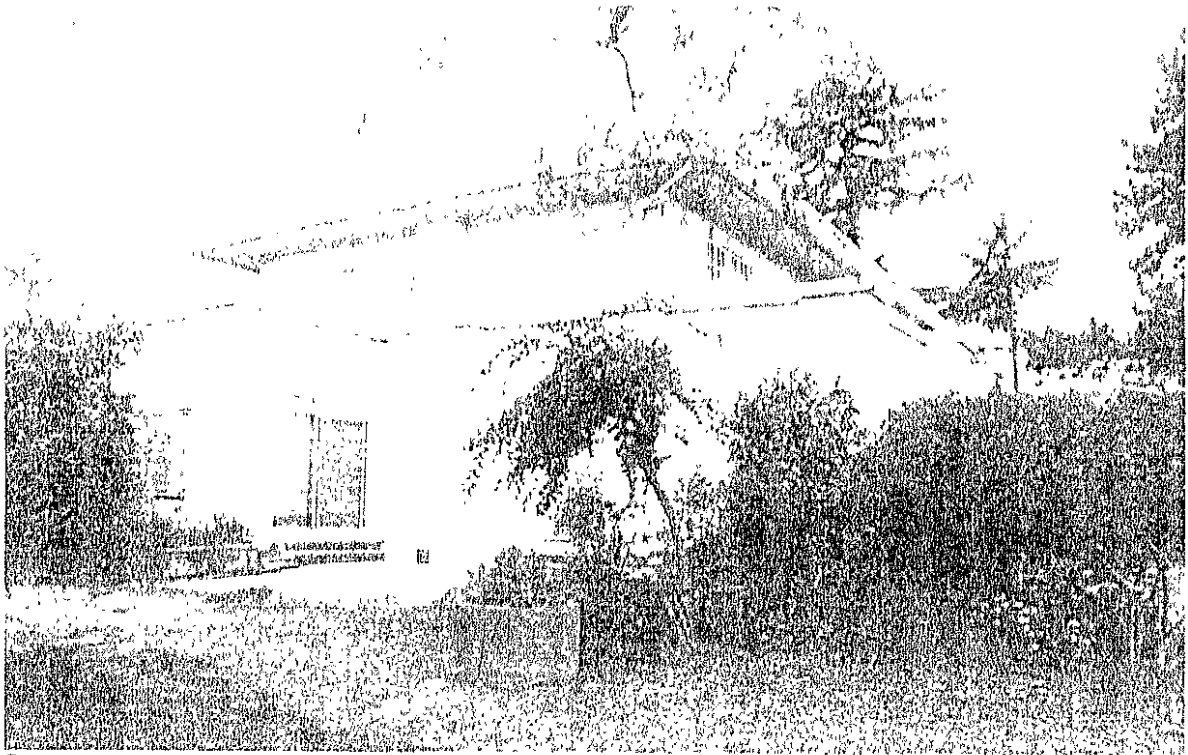
Front porch from north.



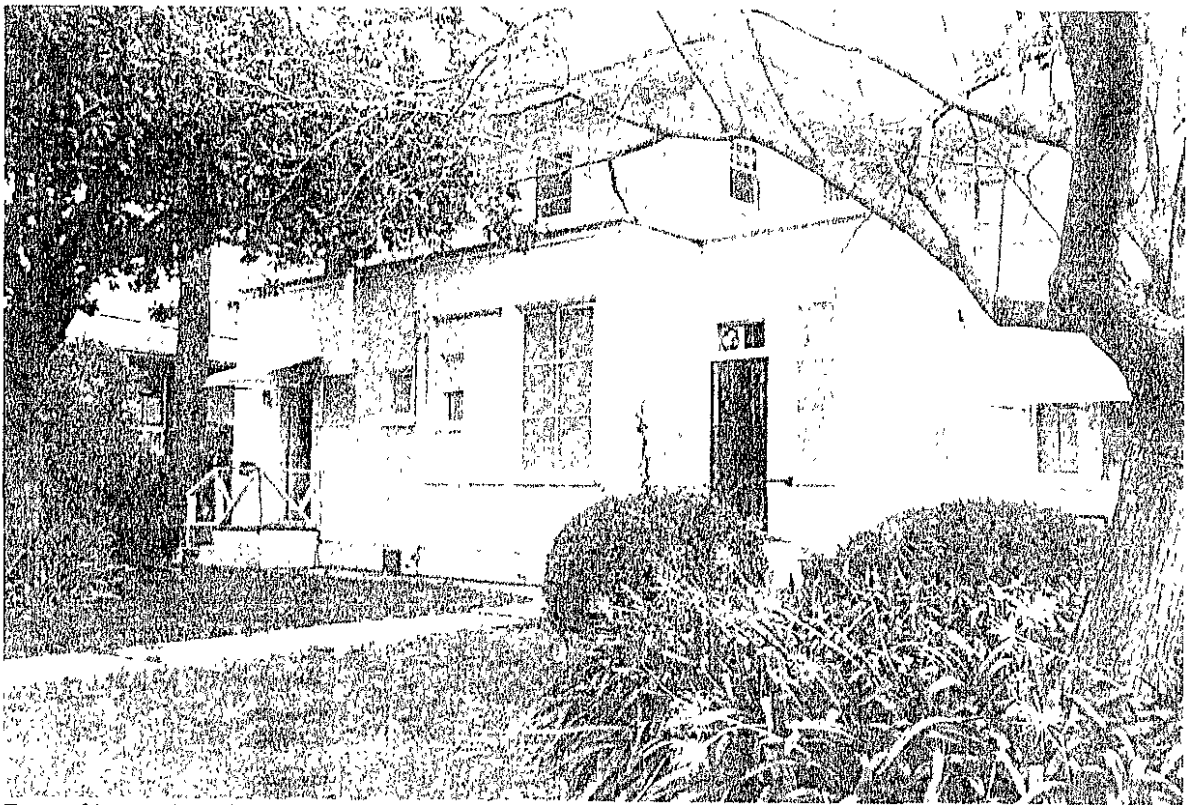
North side porch entrance.



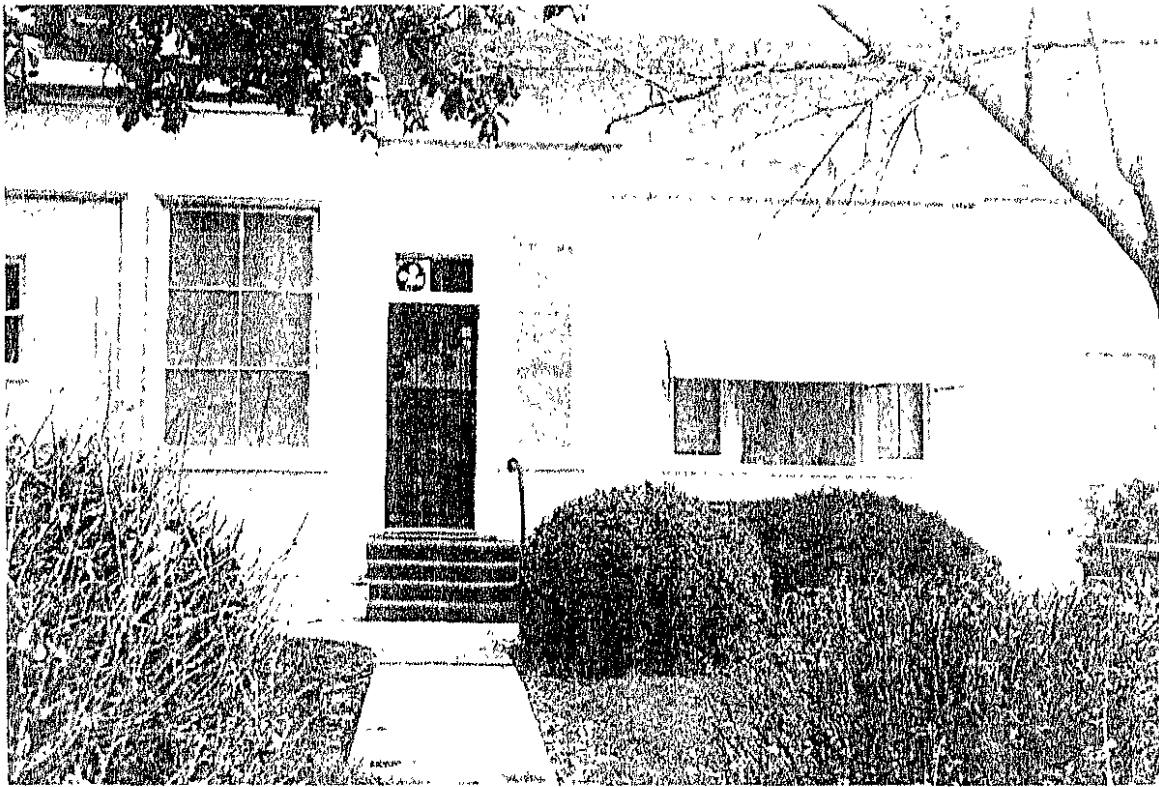
South side patio detail.



South side patio with existing landscaping.



Rear of house (west) with existing entrances to studio (at left) and back patio (door to right).



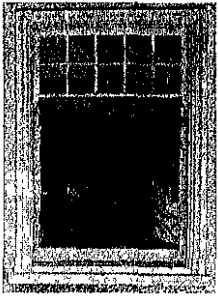
Rear (west) porch detail.

Below is a photograph demonstrating the existing condition of the Dining Room, which will be made available for public (civic and non-profit group) use per the Disposition and Development Agreement.



DEVRIES HOUSE WINDOWS

Window TYPE

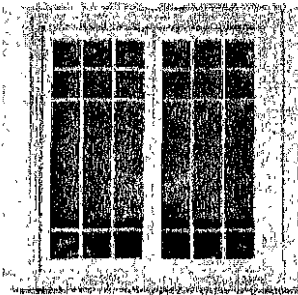


A

Double-hung
(with or without mullions)

- All windows to be wood framed, painted white, with true wood mullions.
- Original hardware to be repaired or replicated as necessary.

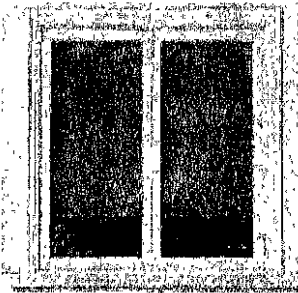
— — — ➤ Where double-hung windows currently exist:
Refurbish or replace to match existing, as condition warrants



B

Casement with mullions

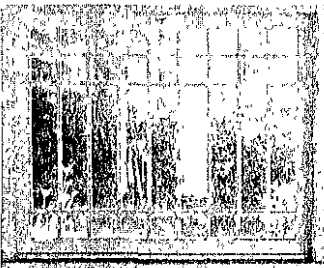
- ➔ Where casement windows currently exist:
Refurbish or replace to match existing, as condition warrants
- ➔ Where casement windows originally existed, but have been replaced with inauthentic substitutes:
Provide new wood casement window with true mullions to match original design.



C

Casement without mullions

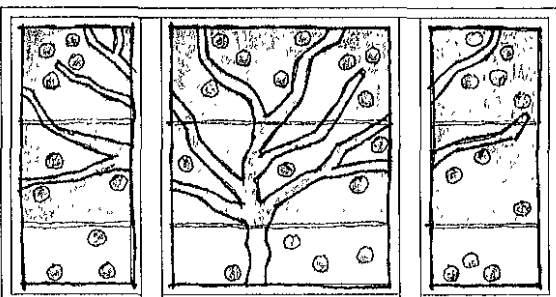
- ➔ Where new window openings are being added:
Provide new wood casement window to match appearance and frame of existing casements.



D

Fixed

- ➔ Where fixed pane windows currently exist:
Refurbish or replace to match existing, as condition warrants. Reuse original slumped glass wherever possible.



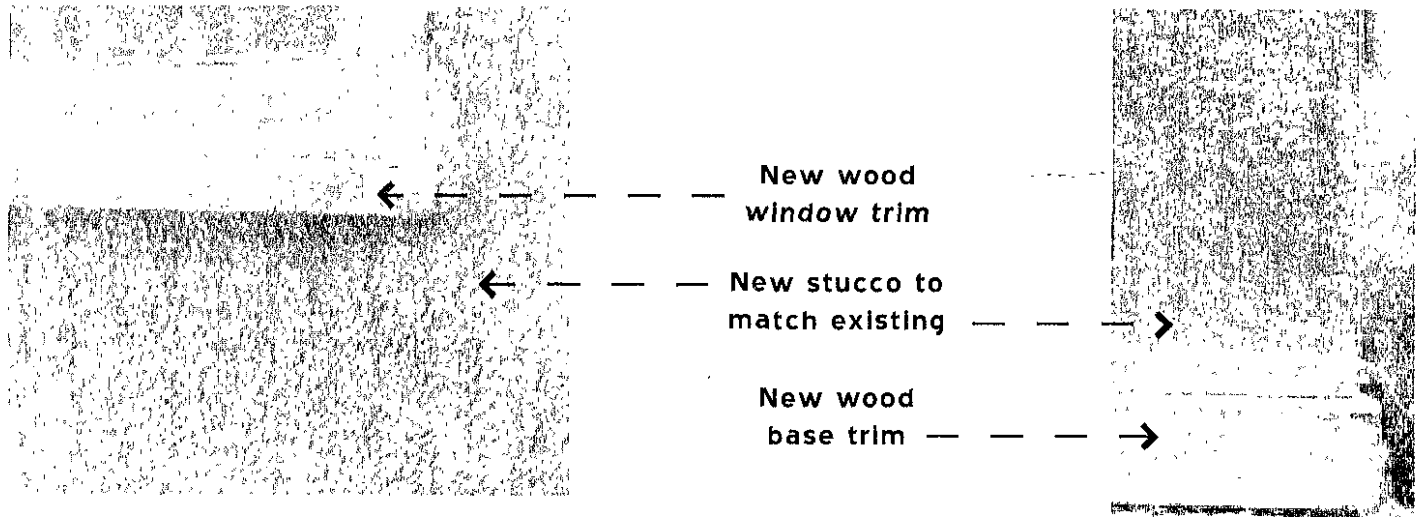
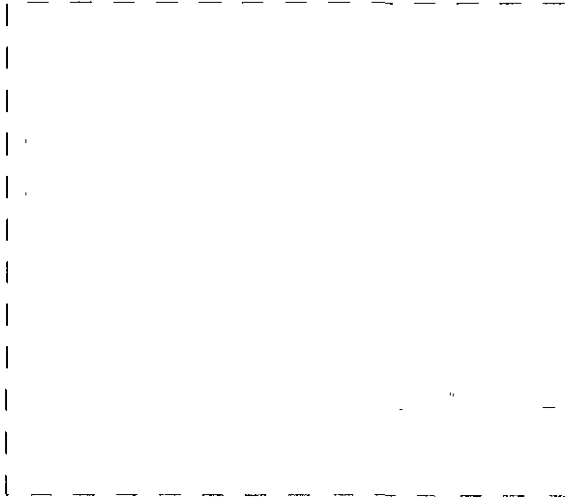
E

Colored stained glass window

- ➔ New stained glass window at new rear entry:
Design is complementary to existing stained glass in other public rooms, and is evocative of original landscape of DeVries House.

DEVRIES HOUSE EXTERIOR FINISHES

- Rough textured dash coat stucco
- Wood trim
- White paint



existing stucco shown one-half actual size

ADDITIONAL ATTACHMENTS FOR THIS
ITEM ARE AVAILABLE AT THE
PUBLIC INFORMATION DESK OR THE
CITY CLERK'S OFFICE LOCATED AT
CITY HALL,
455 E. CALAVERAS BLVD.,
MILPITAS, CA